

Executive Summary Report

Characteristics-Based Market Adjustment for 2003 Assessment Roll

Area Name / Number: Mercer Island / 34

Last Physical Inspection: 2002

Improved Analysis Summary:

Population: 6741

Number of Sales: 479

Range of Sale Dates: 1/1/01 through 11/30/02

Weighted Mean: 97.9%

COV: 9.04% *

Average sales price: \$740,800

*COV is a measure of uniformity, the lower the number, the better the uniformity.

Sales used in the analysis included all sales of one to three unit family residences on residential lots which were verified as, or appeared to be, market sales were considered for this analysis. The sale summary excludes multi-parcel sales, multi-building sales, mobile homes sales, and sales of new construction where less than a 100% complete house was assessed for 2002, or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts. An additional review was completed on sales occurring between 12/01/2002 and 12/31/2002. These 20 additional sales support the decision to carry forward the 2002 roll values.

Summary of Findings:

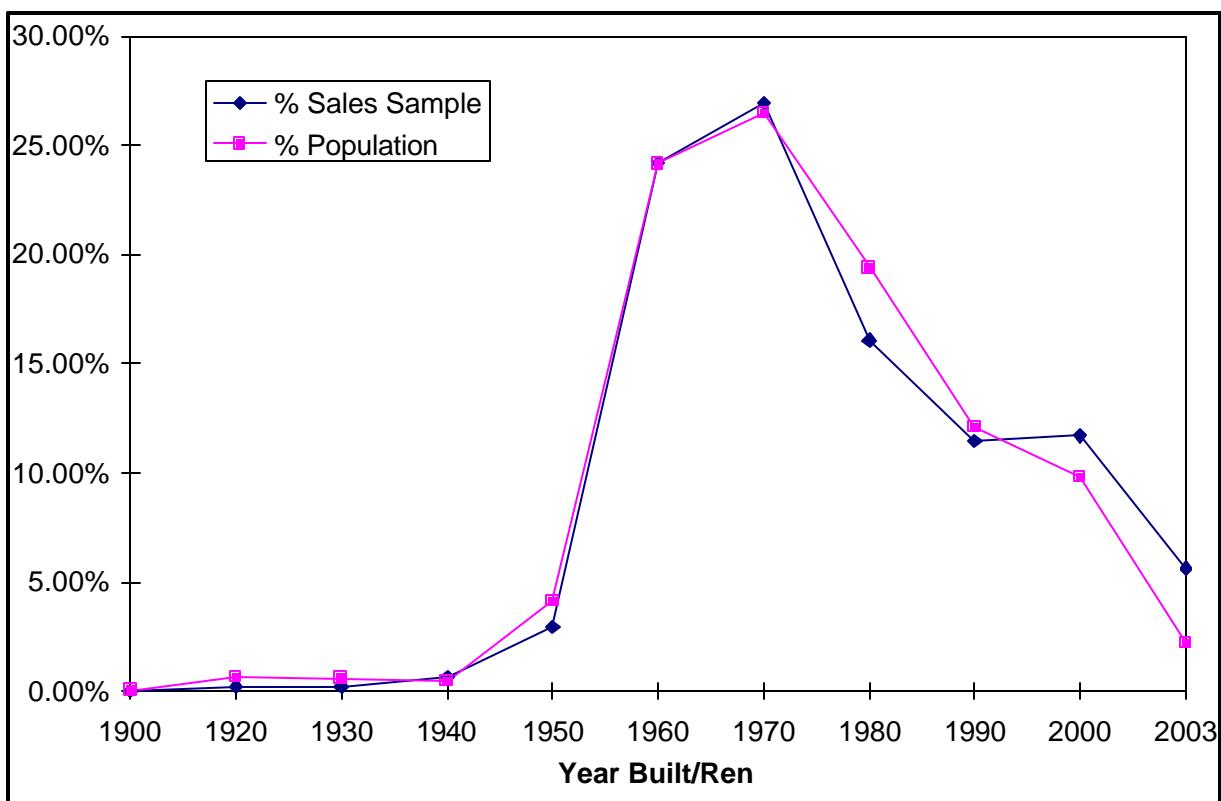
The analysis for this area consisted of a general review of applicable characteristics such as building grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis did not indicate any characteristics, having adequate representation, that required adjustment to improve uniformity.

Therefore, it is recommended that the 2002 roll values should be carried forward and posted to the 2003 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1900	0	0.00%
1920	1	0.21%
1930	1	0.21%
1940	3	0.63%
1950	14	2.92%
1960	116	24.22%
1970	129	26.93%
1980	77	16.08%
1990	55	11.48%
2000	56	11.69%
2003	27	5.64%
	479	

Population		
Year Built/Ren	Frequency	% Population
1900	2	0.03%
1920	42	0.62%
1930	39	0.58%
1940	31	0.46%
1950	279	4.14%
1960	1628	24.15%
1970	1785	26.48%
1980	1307	19.39%
1990	817	12.12%
2000	663	9.84%
2003	148	2.20%
	6741	

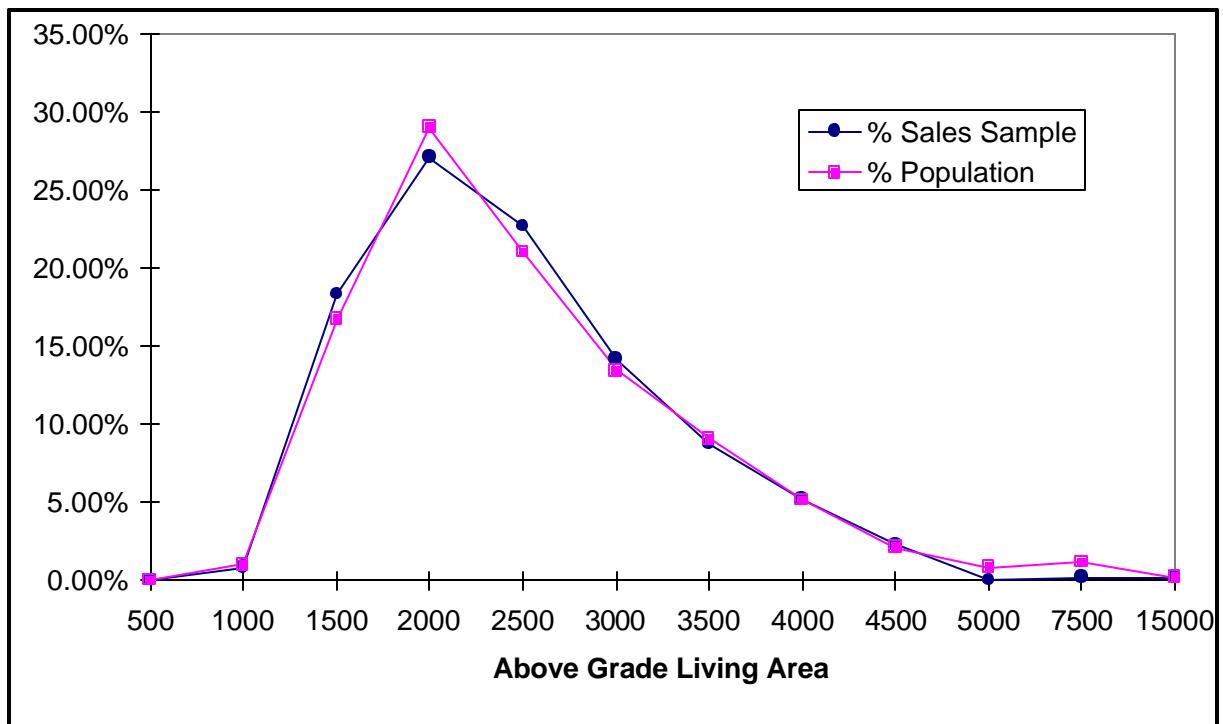


The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built/Ren. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	4	0.84%
1500	88	18.37%
2000	130	27.14%
2500	109	22.76%
3000	68	14.20%
3500	42	8.77%
4000	25	5.22%
4500	11	2.30%
5000	0	0.00%
7500	1	0.21%
15000	1	0.21%
		479

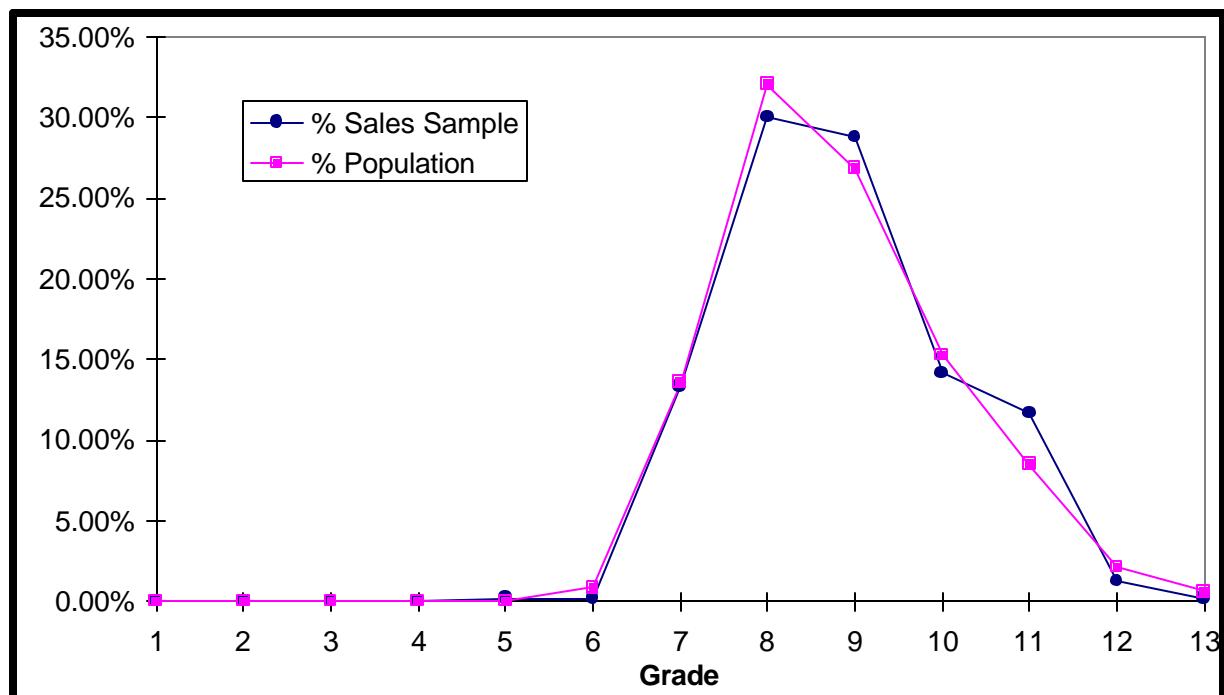
Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	67	0.99%
1500	1128	16.73%
2000	1959	29.06%
2500	1421	21.08%
3000	907	13.45%
3500	613	9.09%
4000	347	5.15%
4500	145	2.15%
5000	58	0.86%
7500	82	1.22%
15000	14	0.21%
		6741



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	1	0.01%
5	1	0.21%	5	4	0.06%
6	1	0.21%	6	57	0.85%
7	64	13.36%	7	916	13.59%
8	144	30.06%	8	2162	32.07%
9	138	28.81%	9	1810	26.85%
10	68	14.20%	10	1031	15.29%
11	56	11.69%	11	574	8.52%
12	6	1.25%	12	146	2.17%
13	1	0.21%	13	40	0.59%
	479			6741	



The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2001 through 11/30/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Because of uniform and satisfactory assessment levels in this area, no separate analysis of land values was performed. It is recommended that the 2002 land values be carried forward to the 2003 Assessment Year.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis did not indicate any characteristics having adequate representation which required adjustment to improve uniformity. Due to its satisfactory assessment level and uniformity, no further adjustment is indicated for the 2003 assessment roll.

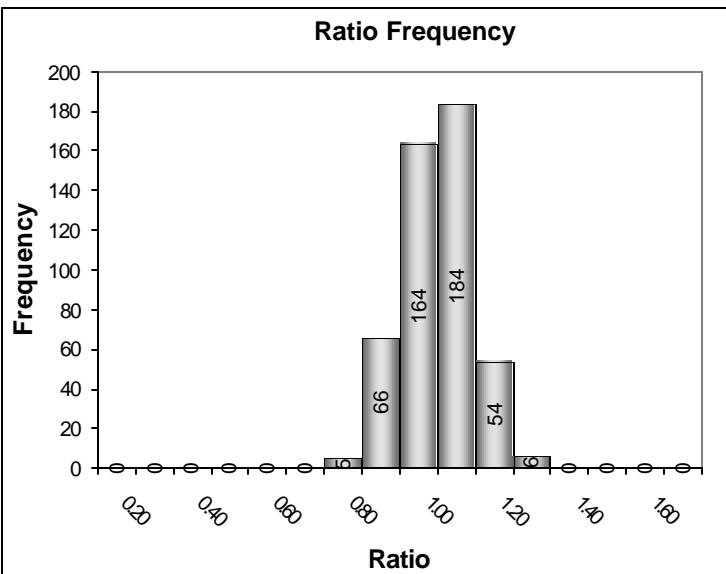
Ratio Studies

A ratio study of this annual update area is included in this report.

Annual Update Ratio Study Report (After)

2003 Assessments

District/Team: S.E. /Team - 2	Lien Date: 01/01/2003	Date of Report: 7/17/2003	Sales Dates: 1/2001 - 11/2002
Area 34 - Mercer Island	Appr ID: JMET	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	479		
Mean Assessed Value	724,900		
Mean Sales Price	740,800		
Standard Deviation AV	459,300		
Standard Deviation SP	508,724		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	1.003		
Weighted Mean Ratio	0.979		
UNIFORMITY			
Lowest ratio	0.750		
Highest ratio:	1.269		
Coefficient of Dispersion	7.04%		
Standard Deviation	0.090		
Coefficient of Variation	9.04%		
Price Related Differential (PRD)	1.020		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.991		
<i>Upper limit</i>	1.014		
95% Confidence: Mean			
<i>Lower limit</i>	0.990		
<i>Upper limit</i>	1.006		
SAMPLE SIZE EVALUATION			
N (population size)	6741		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.090		
Recommended minimum:	13		
Actual sample size:	479		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	231		
# ratios above mean:	248		
<i>Z:</i>	0.777		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 34

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	413930	0220	07/27/01	480750	880	850	7	1956	4	12550	Y	Y	9219 SE 33RD PL
1	531510	1827	06/17/02	419000	1000	688	7	1961	4	9768	N	N	2283 78TH AV SE
1	531510	1686	05/29/02	300000	1050	0	7	1928	5	6960	N	N	2248 78TH AV SE
1	531510	1728	02/04/02	379500	1160	860	7	1943	4	7200	N	N	7826 SE 24TH ST
1	545230	2047	03/20/02	275000	1340	0	7	1957	3	6200	N	N	8012 SE 24TH ST
1	545230	1985	11/22/02	415000	1560	410	7	1957	5	5500	Y	Y	2201 81ST AV SE
1	531510	0125	01/11/02	1530500	2270	0	7	1931	4	30800	Y	Y	7450 SE 22ND ST
1	064710	0120	10/11/01	460000	1180	480	8	1958	5	7200	N	N	3217 90TH PL SE
1	531510	0013	05/08/02	610000	1350	400	8	1962	4	7312	Y	Y	7202 N MERCER WY
1	736560	0060	10/09/02	487500	1480	730	8	1978	4	10104	N	N	8210 SE 26TH ST
1	531510	1776	09/11/02	575000	1630	1210	8	1967	4	13500	N	N	2203 78TH AV SE
1	810610	0160	04/20/01	2400000	1700	1100	8	1954	3	21442	Y	Y	8908 N MERCER WY
1	735570	0235	03/20/01	640000	1770	970	8	1941	5	21565	N	N	7014 SE 20TH ST
1	544930	0145	05/17/01	738000	1870	1390	8	1967	5	15246	Y	Y	2090 81ST AV SE
1	413930	0035	06/25/01	710000	2700	0	8	1995	3	19723	N	N	3502 96TH AV SE
1	810610	0210	03/28/02	1750000	1580	1480	9	1952	5	17192	Y	Y	9022 N MERCER WY
1	544930	0070	07/03/02	635000	1650	810	9	1955	4	19575	Y	Y	2035 81ST AV SE
1	544930	0035	11/08/02	608000	2160	1010	9	1955	4	16500	Y	Y	8000 SE 22ND ST
1	735570	0170	10/19/01	780000	2770	0	9	2001	3	7565	N	N	1845 72ND AV SE
1	735570	0171	03/26/02	815000	3036	0	9	2001	3	7000	N	N	7032 SE 20TH ST
1	531510	2010	05/16/02	2491655	3130	0	9	1998	3	16100	Y	Y	7636 SE 22ND ST
1	545230	2075	07/26/02	830000	3220	0	9	2000	3	8800	N	N	2246 80TH AV SE
1	413930	0300	07/09/02	880000	2490	0	10	1981	3	10933	Y	Y	9204 SE 33RD PL
1	735570	0110	08/23/02	2275000	3150	1450	10	1971	4	30092	Y	Y	1841 W MERCER WY
1	545230	2214	03/06/02	954000	3210	0	10	1986	4	10866	Y	Y	7850 SE 20TH ST
1	140285	0060	04/15/02	815000	3300	0	10	1996	3	11891	N	N	9202 SE 33RD ST
1	140285	0080	07/31/02	1145000	3580	0	10	1996	3	35360	N	N	9203 SE 33RD ST
1	140285	0070	08/10/01	890000	3770	0	10	1996	3	12649	N	N	9201 SE 33RD ST
1	072405	9013	11/26/02	1335000	3290	0	11	2001	3	9100	N	N	3424 97TH AV SE
1	735570	0210	09/03/02	1475000	3600	1080	11	1998	3	21565	Y	Y	1818 70TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	544230	0615	06/07/02	2000000	3880	0	11	1996	3	18795	Y	Y	2227 60TH AV SE
1	800000	0040	03/01/02	4000000	3260	1550	12	1993	3	15004	Y	Y	8900 N MERCER WY
1	243970	0065	03/29/01	5950000	7730	0	13	2000	3	20020	Y	Y	5908 SE 20TH ST
2	502190	0305	04/19/02	384950	1010	920	7	1954	4	12194	N	N	3636 86TH AV SE
2	502190	0310	06/07/02	399950	1230	0	7	1951	4	12596	N	N	3628 86TH AV SE
2	545600	0095	05/31/01	410500	1400	750	7	1959	4	9200	N	N	9737 SE 40TH ST
2	502190	0775	07/31/02	415000	1580	0	7	1956	3	11660	N	N	3903 86TH AV SE
2	502190	0671	05/08/01	355000	1720	0	7	1952	4	8360	N	N	3727 86TH AV SE
2	502190	0669	11/12/01	347000	1790	0	7	1951	4	8360	N	N	3719 86TH AV SE
2	502190	0715	09/28/01	357500	1860	0	7	1954	4	12000	N	N	3732 84TH AV SE
2	502190	0680	06/22/01	395500	1870	0	7	1948	4	14204	N	N	8446 SE 39TH ST
2	502190	0501	01/11/01	417000	1890	0	7	1997	3	8360	N	N	8805 SE 37TH ST
2	545900	0140	07/25/01	385000	1930	0	7	1961	4	10360	N	N	3788 78TH AV SE
2	502190	0445	06/01/01	490000	2160	0	7	1983	3	11400	N	N	8820 SE 37TH ST
2	545900	0015	05/28/02	443500	1100	1100	8	1962	4	7910	N	N	3419 79TH AV SE
2	545600	0055	03/11/01	369000	1200	0	8	1956	4	8000	N	N	4123 97TH AV SE
2	502190	0385	10/18/01	419900	1380	0	8	1958	4	11070	N	N	3615 90TH AV SE
2	545900	0095	01/24/02	410000	1390	1250	8	1962	4	8960	N	N	3741 79TH AV SE
2	545600	0170	07/18/01	402000	1410	0	8	1956	4	10000	N	N	4032 97TH AV SE
2	545600	0030	04/24/02	380000	1430	0	8	1955	4	7700	N	N	4043 97TH AV SE
2	545600	0045	10/18/01	379000	1450	0	8	1955	4	7700	N	N	4107 97TH AV SE
2	445790	0045	02/05/02	440000	1560	670	8	1958	4	11097	Y	Y	3867 83RD AV SE
2	778500	0100	09/13/02	446000	1600	390	8	1964	4	9000	N	N	3941 91ST AV SE
2	445810	0020	05/06/02	534000	1610	730	8	1972	4	11645	N	N	3820 80TH AV SE
2	546090	0030	06/13/01	593984	1630	1630	8	1962	4	14568	N	N	3905 96TH AV SE
2	545600	0040	06/13/01	389900	1660	0	8	1955	4	9200	N	N	4101 97TH AV SE
2	545900	0255	06/08/01	378950	1680	0	8	1963	3	10200	N	N	3869 80TH AV SE
2	445790	0070	06/13/01	530000	1750	0	8	1956	5	11392	Y	Y	3827 83RD AV SE
2	347500	0040	04/24/02	510000	1780	0	8	1967	3	9765	N	N	8280 SE 34TH ST
2	545230	0850	04/01/02	550000	1780	0	8	1952	3	14883	N	N	8224 SE 30TH ST
2	778500	0160	10/08/02	495500	1800	0	8	1964	4	10720	N	N	3930 91ST AV SE

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	265550	0249	04/03/02	447000	1810	0	8	1958	4	12000	N	N	9208 SE 40TH ST
2	502190	0335	07/22/02	420000	1870	0	8	1978	3	12100	N	N	3610 88TH AV SE
2	502190	0465	10/20/01	420000	1870	0	8	1978	4	8800	N	N	3620 88TH AV SE
2	545900	0270	03/07/02	439500	1900	0	8	1962	4	9600	N	N	3780 79TH AV SE
2	122404	9100	04/24/02	446000	1940	0	8	1962	4	9180	N	N	3828 83RD AV SE
2	502190	0030	06/05/02	475000	2070	0	8	1967	4	12350	N	N	8447 SE 36TH ST
2	545900	0205	10/18/02	480000	2080	0	8	1984	3	9600	Y	Y	3711 80TH AV SE
2	502190	0035	08/09/01	500000	2160	0	8	1975	4	14250	N	N	8451 SE 36TH ST
2	445830	0180	08/22/01	440000	2260	0	8	1973	3	9945	Y	Y	8010 SE 34TH PL
2	122404	9112	04/12/02	450000	2330	0	8	1979	3	20908	N	N	3870 83RD AV SE
2	545950	0135	09/12/02	512000	870	1230	9	1983	4	9630	Y	Y	9350 MERCERWOOD DR
2	545950	0105	08/03/01	365000	1140	0	9	1968	3	8402	N	N	9520 MERCERWOOD DR
2	545900	0290	11/20/01	520000	1220	1170	9	1963	4	9600	Y	Y	3742 79TH AV SE
2	216241	0150	12/21/01	369500	1500	200	9	1985	3	2325	N	N	3650 93RD AV SE
2	666680	0250	08/20/02	628000	1500	1480	9	1965	4	16200	N	N	8429 SE 33RD PL
2	545900	0115	08/01/01	515000	1600	1600	9	1960	4	9840	N	N	3781 79TH AV SE
2	216241	0060	03/01/02	395000	1610	310	9	1988	3	3259	N	N	3621 93RD AV SE
2	666680	0100	03/20/02	460000	1960	0	9	1965	3	11000	N	N	8428 SE 34TH PL
2	545230	0820	04/09/02	500000	2000	0	9	1957	4	10020	N	N	2901 84TH AV SE
2	666680	0230	07/18/01	562000	2000	880	9	1973	4	10070	N	N	8421 SE 33RD PL
2	122404	9085	09/07/01	564250	2010	0	9	1996	3	12196	N	N	8209 SE 35TH ST
2	502190	0455	07/17/02	692000	2670	0	9	1997	3	12100	N	N	8802 SE 37TH ST
2	072405	9091	08/26/02	690000	3040	0	9	1955	4	20162	N	N	9900 SE 40TH ST
2	265550	0278	03/25/02	747999	3300	460	9	2000	3	13950	N	N	3630 GALLAGHER HILL RD
2	265550	0277	11/18/02	733000	3300	820	9	2000	3	13140	N	N	3710 GALLAGHER HILL RD
2	265550	0130	09/04/01	610000	2010	0	10	1986	3	8262	N	N	3985 99TH AV SE
2	502190	0105	04/26/01	1150000	3600	1170	10	2000	3	13200	N	N	3630 84TH AV SE
2	664815	0040	11/24/01	1012500	3820	1040	11	1989	3	23723	Y	Y	9250 SE 36TH PL
3	673570	0050	06/27/02	313500	1100	0	7	1954	4	10173	N	N	4056 91ST AV SE

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	019110	1085	09/17/01	355000	1220	0	7	1960	4	8636	N	N	4752 90TH AV SE
3	019110	1085	04/22/02	399950	1220	0	7	1960	4	8636	N	N	4752 90TH AV SE
3	759810	0741	07/22/02	450000	1230	1230	7	1950	4	9750	Y	Y	4447 86TH AV SE
3	261790	0040	08/29/01	397500	1270	1270	7	1956	4	11688	N	N	4237 85TH AV SE
3	258190	0090	10/03/01	375000	1280	0	7	1949	5	8612	N	N	7082 92ND AV SE
3	445730	0595	07/09/02	374750	1290	0	7	1955	3	9474	N	N	4349 92ND AV SE
3	445730	0550	06/16/01	475000	1300	1300	7	1960	5	9525	N	N	4318 90TH AV SE
3	445730	0135	09/17/02	440000	1390	680	7	1962	4	10125	N	N	4246 90TH AV SE
3	435130	0385	04/16/01	395000	1460	0	7	1958	4	11500	N	N	4846 90TH AV SE
3	019110	0460	08/06/02	320000	1480	0	7	1951	3	10449	N	N	4532 86TH AV SE
3	806230	0025	07/25/01	397000	1500	0	7	1956	4	9450	N	N	4035 91ST AV SE
3	673570	0070	07/10/02	363000	1790	0	7	1954	4	8873	N	N	4032 91ST AV SE
3	545030	0007	03/28/02	375000	2160	0	7	1954	4	10998	N	N	8406 SE 42ND ST
3	019110	0345	09/03/02	420000	1140	620	8	1965	4	8775	N	N	4541 88TH AV SE
3	019110	0845	07/12/02	440000	1200	740	8	1965	4	9525	N	N	9010 SE 47TH ST
3	258190	0102	02/28/02	435000	1200	1200	8	1962	4	11335	N	N	7219 93RD AV SE
3	759810	0081	09/18/02	400000	1250	440	8	1959	3	11000	N	N	9005 SE 44TH ST
3	792410	0005	01/17/01	370000	1290	780	8	1955	3	6750	N	N	4004 89TH AV SE
3	792410	0030	01/03/02	425000	1370	1040	8	1955	4	6750	N	N	4040 89TH AV SE
3	792410	0015	01/30/02	395000	1380	1040	8	1955	3	6750	N	N	4018 89TH AV SE
3	792410	0025	02/22/02	434950	1390	840	8	1955	4	6750	N	N	4032 89TH AV SE
3	182405	9092	01/11/02	370000	1410	1000	8	1956	4	8600	N	N	4011 89TH AV SE
3	546110	0090	07/10/01	449000	1470	450	8	1958	4	9520	Y	Y	4307 E MERCER WY
3	003100	0045	11/15/02	380000	1490	1180	8	1955	4	7140	N	N	4050 92ND AV SE
3	003100	0035	06/04/01	369000	1510	0	8	1955	4	7140	N	N	4036 92ND AV SE
3	545600	0330	09/11/02	420000	1560	400	8	1957	3	7626	Y	Y	9703 MERCERWOOD DR
3	019110	0375	08/01/01	528000	1580	700	8	1965	5	10125	N	N	4534 87TH AV SE
3	003100	0305	10/11/02	385000	1590	0	8	1955	4	7140	N	N	4230 92ND AV SE
3	003100	0090	09/12/02	420000	1590	0	8	1954	4	9350	N	N	4019 93RD AV SE
3	003100	0105	08/16/02	430000	1590	0	8	1954	4	8670	N	N	4045 93RD AV SE
3	228730	0280	01/28/02	409000	1610	0	8	1959	4	10080	N	N	8812 SE 59TH ST

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	003100	0120	05/10/02	401000	1610	0	8	1954	4	8670	N	N	4105 93RD AV SE
3	856350	0010	07/08/02	596000	1610	1180	8	1975	4	11782	N	N	9210 SE 68TH ST
3	445730	0465	06/17/02	549000	1610	1180	8	1963	5	10125	N	N	4324 89TH AV SE
3	228730	0250	09/04/02	435000	1620	0	8	1960	4	10080	N	N	8838 SE 59TH ST
3	865070	0030	09/20/02	530000	1620	710	8	1957	4	12840	N	N	8805 SE 60TH ST
3	673570	0010	09/17/02	437000	1630	0	8	1955	4	8808	N	N	4011 92ND AV SE
3	445730	0415	04/26/01	576900	1630	940	8	1962	4	10125	N	N	4315 90TH AV SE
3	003100	0005	10/26/02	380000	1660	0	8	1955	3	9375	N	N	9203 SE 40TH ST
3	435130	0246	05/02/02	390000	1690	0	8	1965	3	9750	N	N	4819 91ST AV SE
3	758230	0010	06/18/02	462500	1740	0	8	1971	4	9605	N	N	4824 90TH AV SE
3	003100	0015	07/17/02	480000	1740	0	8	1955	4	7500	N	N	9215 SE 40TH ST
3	545600	0500	04/25/01	595000	1790	840	8	1954	4	5088	Y	Y	4211 MERCERWOOD DR
3	228730	0010	09/04/01	389000	1810	0	8	1960	3	10800	N	N	8807 SE 59TH ST
3	032110	0215	03/11/02	595200	1860	750	8	1968	4	20620	Y	Y	8055 E MERCER WY
3	759810	0142	08/21/01	599000	1890	1440	8	1957	5	10302	N	N	8910 SE 45TH ST
3	865070	0010	07/06/01	506500	1920	0	8	1960	4	13200	N	N	8820 SE 60TH ST
3	759810	0160	05/08/02	449500	1930	0	8	1962	3	12000	N	N	8800 SE 45TH ST
3	228730	0200	04/23/01	529000	2060	0	8	1960	4	10080	N	N	9012 SE 59TH ST
3	228730	0200	04/23/01	529000	2060	0	8	1960	4	10080	N	N	9012 SE 59TH ST
3	545030	0195	04/25/01	515000	2090	0	8	1949	4	13500	N	N	4057 86TH AV SE
3	019110	0210	11/23/01	437000	2230	0	8	1960	3	10125	N	N	4548 89TH AV SE
3	228730	0170	02/13/02	492000	2230	0	8	1960	4	10800	N	N	9038 SE 59TH ST
3	019110	1115	10/03/01	488000	2250	0	8	1966	4	9525	N	N	4712 90TH AV SE
3	445730	0435	09/11/02	785000	2260	0	8	2002	3	10125	N	N	4351 90TH AV SE
3	003100	0285	08/22/01	530000	2360	0	8	1955	5	17500	N	N	4205 93RD AV SE
3	445730	0040	07/25/02	480000	2390	0	8	1958	4	9807	N	N	4257 92ND AV SE
3	019110	0285	04/23/01	447750	2420	0	8	1965	3	9525	N	N	4548 88TH AV SE
3	445730	0235	06/25/02	562000	2490	0	8	1968	3	10125	N	N	4210 89TH AV SE
3	228700	0410	10/05/02	500000	2610	0	8	1959	4	14670	N	N	5605 89TH AV SE
3	362250	0055	01/30/02	520000	3080	0	8	1955	4	17952	N	N	4358 86TH AV SE
3	192300	0450	01/10/02	525000	1450	1010	9	1970	3	13910	Y	Y	9340 SE 46TH ST

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	865120	0100	02/02/02	715000	1480	720	9	1971	5	15360	Y	Y	6130 93RD AV SE
3	019110	0740	06/13/01	618000	1510	1070	9	1974	4	9525	N	N	4631 90TH AV SE
3	228800	0020	07/18/01	549990	1570	850	9	1964	4	16100	Y	Y	9228 SE 59TH ST
3	258190	0180	04/05/02	480500	1610	540	9	1977	4	9886	Y	Y	7040 94TH AV SE
3	252400	0180	03/11/02	450000	1720	280	9	1988	3	21467	N	N	4771 FERNRIDGE LN
3	865120	0300	04/26/02	595000	1730	800	9	1976	4	20880	N	N	6170 94TH AV SE
3	856610	0240	10/09/02	659000	1910	970	9	1966	4	17160	Y	Y	7246 91ST AV SE
3	019110	0065	04/02/02	685000	1920	610	9	1972	4	9525	N	N	4526 91ST AV SE
3	865110	0120	05/25/01	800000	2050	2050	9	1963	4	12300	Y	Y	9241 SE 60TH ST
3	184550	0020	06/25/01	505000	2070	0	9	1967	4	10320	Y	Y	9440 70TH PL SE
3	345600	0010	07/12/02	540000	2080	1010	9	1965	4	11139	N	N	8868 SE 72ND PL
3	667290	0490	08/21/01	665000	2100	930	9	1964	4	19580	N	N	5418 91ST AV SE
3	192300	0120	10/01/01	611250	2200	730	9	1977	3	11500	N	N	9355 SE 47TH ST
3	856610	0010	08/29/01	545000	2280	0	9	1964	4	9931	N	N	7255 91ST AV SE
3	545050	0030	08/14/01	599000	2280	0	9	1967	4	13950	N	N	5709 92ND AV SE
3	345600	0100	07/09/02	471000	2300	0	9	1966	3	12168	N	N	7215 92ND AV SE
3	806230	0070	05/25/01	618000	2320	1350	9	1959	5	9588	N	N	4020 90TH AV SE
3	019110	0700	11/19/01	518850	2340	0	9	1972	4	9525	N	N	4638 88TH AV SE
3	667290	0480	12/17/01	650000	2620	2620	9	1961	3	15130	N	N	5428 91ST AV SE
3	545050	0180	07/09/02	725000	2680	0	9	1970	4	14850	N	N	9315 SE 57TH ST
3	545050	0120	05/16/02	605000	2690	0	9	1969	4	13225	N	N	5705 93RD AV SE
3	003100	0085	08/16/01	655000	2690	0	9	1976	4	10625	N	N	4011 93RD AV SE
3	435130	0976	07/01/02	605000	2690	0	9	1978	3	8500	N	N	5040 90TH AV SE
3	759810	0145	11/07/01	637500	2730	0	9	1997	3	9696	N	N	8914 SE 45TH ST
3	019110	0710	07/24/02	680000	2900	0	9	2001	3	8816	N	N	4618 88TH AV SE
3	546030	0045	11/13/01	612000	2920	0	9	1961	4	10315	Y	Y	4232 94TH AV SE
3	545050	0270	05/24/01	770000	2930	450	9	2000	3	9328	N	N	9108 SE 57TH ST
3	545050	0270	07/26/02	839000	2930	450	9	2000	3	9328	N	N	9108 SE 57TH ST
3	192300	0440	04/09/02	605000	1460	1050	10	1972	3	14790	Y	Y	9320 SE 46TH ST
3	216200	0260	05/06/02	495000	1510	1230	10	1977	3	16956	Y	Y	4915 E MERCER WY
3	192300	0220	07/11/02	686000	1610	1180	10	1976	3	9666	Y	Y	9321 SE 46TH ST

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	182405	9164	06/07/01	652000	1750	900	10	1974	3	30492	N	N	4725 E MERCER WY
3	019110	0820	04/03/01	735000	1840	1400	10	1979	3	9525	N	N	4637 91ST AV SE
3	362550	0080	05/01/01	1072500	1970	820	10	1967	5	17200	Y	Y	8571 SE 82ND ST
3	751100	0030	05/03/01	679500	2010	0	10	1962	5	12500	N	N	6114 90TH AV SE
3	546060	0010	07/30/01	603586	2140	1540	10	1974	3	13200	Y	Y	4118 94TH PL SE
3	362780	0090	06/13/01	1095000	2520	2990	10	1967	4	13500	Y	Y	7806 89TH PL SE
3	216200	0290	10/16/02	725000	2570	1230	10	1974	4	17600	Y	Y	4811 E MERCER WY
3	751100	0150	07/02/02	750000	2730	1130	10	1962	4	17700	N	N	6135 90TH AV SE
3	302405	9180	06/15/01	732500	2770	0	10	1982	3	12204	N	N	7354 ISLAND CREST WY
3	667290	0500	08/26/02	800000	2800	650	10	1964	4	14382	N	N	5408 91ST AV SE
3	019110	0387	03/08/01	720000	2860	0	10	1985	3	10125	N	N	4520 87TH AV SE
3	019110	0275	08/23/02	850000	3500	0	10	1999	3	9525	N	N	4547 89TH AV SE
3	032110	0235	02/28/01	802000	3530	0	10	1986	3	19408	Y	Y	8011 E MERCER WY
3	759810	0221	05/29/01	849500	3620	0	10	1990	3	18000	N	N	4417 88TH AV SE
3	865120	0070	07/12/02	950000	3640	0	10	1976	4	15450	Y	Y	6012 93RD AV SE
3	362780	0050	08/21/01	925000	1910	1370	11	1969	4	20425	Y	Y	7716 89TH PL SE
3	258190	0196	08/09/02	900000	2320	1170	11	1990	3	12437	Y	Y	7214 94TH AV SE
3	856640	0060	05/23/02	815000	2510	720	11	1986	3	11680	N	N	8824 SE 77TH PL
3	856640	0050	08/19/02	916600	2950	430	11	1986	3	15245	N	N	8828 SE 77TH PL
3	258190	0050	11/08/02	1189000	3150	800	11	1999	3	10992	Y	Y	7011 92ND AV SE
3	856640	0010	06/08/01	975000	3200	0	11	1985	3	12942	Y	Y	8815 SE 77TH PL
3	545600	0540	12/31/01	1450000	3480	1990	11	1991	3	11500	Y	Y	4245 MERCERWOOD DR
3	856640	0130	05/15/02	915000	3590	0	11	1986	3	12528	N	N	8851 SE 74TH PL
3	919780	0050	06/05/01	1034000	3590	0	11	1995	3	14876	Y	Y	9101 SE 78TH PL
3	362780	0290	06/21/02	880000	3620	0	11	1985	3	7700	Y	Y	7705 89TH PL SE
3	362250	0035	04/26/01	1500000	4438	1010	11	2000	3	14280	Y	Y	4312 86TH AV SE
4	192405	9030	02/25/02	950000	640	0	5	1946	3	13068	Y	Y	5048 BUTTERWORTH RD
4	258070	0045	08/29/02	500000	2530	0	7	1959	5	12096	Y	Y	6817 96TH AV SE
4	192405	9200	04/08/02	995000	1260	1650	8	1959	4	20555	Y	Y	6260 E MERCER WY
4	192405	9111	05/22/02	1190000	1910	1110	8	1954	3	24829	Y	Y	5656 E MERCER WY
4	302405	9171	06/01/01	619000	2220	0	8	1975	5	24225	N	N	6419 E MERCER WY

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	004610	0157	04/24/02	483000	2350	0	8	1977	3	16000	N	N	4352 E MERCER WY
4	192405	9158	04/27/01	795000	2611	0	8	1940	5	32234	Y	Y	4830 E MERCER WY
4	312405	9032	10/11/01	1300000	1390	1390	9	1959	4	18562	Y	Y	8300 AVALON DR
4	073610	0040	03/26/02	444000	1406	580	9	1977	4	9000	Y	Y	8526 E MERCER WY
4	032110	0285	07/02/01	750000	1740	580	9	1965	5	17467	Y	Y	8320 AVALON DR
4	003300	0090	09/23/01	598000	2150	920	9	1975	4	18000	Y	Y	4551 FERN CROFT RD
4	257950	0120	09/05/02	2085000	2260	1800	9	1952	5	34764	Y	Y	7452 E MERCER WY
4	302405	9217	08/16/02	683000	2510	0	9	1989	4	12625	Y	Y	7906 E MERCER WY
4	192405	9176	06/25/02	717000	2910	1190	9	1967	4	24075	Y	Y	4810 E MERCER WY
4	258010	0045	08/08/01	860000	3060	1020	9	1980	3	10700	Y	Y	9555 SE 71ST ST
4	192200	0190	05/14/02	810000	3290	920	9	1972	5	13000	Y	Y	9428 SE 52ND ST
4	192405	9163	05/17/01	1297500	2030	1110	10	2000	3	8276	Y	Y	9458 SE 52ND ST
4	302405	9014	09/05/01	1250000	2110	910	10	1988	4	11489	Y	Y	6952 96TH AV SE
4	869930	0020	06/26/01	650000	2130	860	10	1977	4	15847	Y	Y	4704 E MERCER WY
4	143870	0070	03/04/02	1625000	2160	1970	10	1964	5	13501	Y	Y	5420 96TH AV SE
4	192405	9162	10/11/01	1270000	2200	1070	10	2000	3	8712	Y	Y	9456 SE 52ND ST
4	257950	0050	05/24/02	1690000	2400	1370	10	1984	3	25660	Y	Y	7222 E MERCER WY
4	239600	0020	07/29/02	1028500	2590	1020	10	1979	4	15914	Y	Y	9524 SE 68TH ST
4	258010	0065	04/01/02	987500	2980	660	10	1998	3	9605	Y	Y	7114 E MERCER WY
4	192405	9304	06/25/02	1175000	3770	1180	10	1976	4	26136	Y	Y	5456 E MERCER WY
4	192200	0100	07/10/02	1250000	4100	460	10	2001	3	12880	N	N	9411 SE 52ND ST
4	866140	0125	10/29/02	1150000	2557	1892	11	1997	3	29833	N	N	5360 BUTTERWORTH RD
4	182405	9126	11/05/01	1225000	2760	1340	11	1994	3	22035	Y	Y	4234 E MERCER WY
4	413190	0010	11/01/01	3200000	2791	1751	11	2001	3	12800	Y	Y	4014 E MERCER WY
4	426000	0020	09/05/02	799000	3320	220	11	1985	3	18760	Y	Y	9565 SE 61ST PL
4	258010	0015	08/07/02	2525000	3740	1200	11	1993	3	14790	Y	Y	9607 SE 71ST ST
5	409950	1035	05/02/02	417000	1370	0	6	1920	4	12000	N	N	2402 66TH AV SE
5	217450	1405	03/14/01	400000	1100	920	7	1948	4	6000	Y	Y	2925 71ST AV SE
5	217450	1405	10/04/02	460000	1100	920	7	1948	4	6000	Y	Y	2925 71ST AV SE
5	130030	0790	06/19/01	612500	1210	170	7	1951	4	16650	N	N	3239 74TH AV SE
5	531510	0747	06/18/01	378300	1250	0	7	1952	4	9590	N	N	2954 72ND AV SE

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	531510	0697	01/24/01	439950	1260	1060	7	1952	3	14440	N	N	2723 74TH AV SE
5	409950	1265	08/24/01	373800	1280	0	7	1947	4	12000	N	N	7007 SE 24TH ST
5	217510	0345	07/10/02	490000	1290	360	7	1942	5	6000	Y	Y	3021 70TH AV SE
5	531510	0677	06/20/02	370000	1350	0	7	1955	4	9375	N	N	7210 SE 29TH ST
5	217450	1915	02/27/01	410000	1390	500	7	1956	4	9000	N	N	2720 71ST AV SE
5	217450	1930	05/04/01	376000	1410	0	7	1957	4	9000	N	N	2712 71ST AV SE
5	217450	2140	06/07/01	489000	1460	900	7	1946	5	6300	N	N	2738 70TH AV SE
5	283770	0110	08/16/01	410000	1500	290	7	1954	4	5500	N	N	3627 73RD AV SE
5	130030	1288	04/23/01	496500	1530	0	7	1951	4	7062	Y	Y	3220 72ND AV SE
5	531510	0432	02/07/01	456000	1580	1100	7	1957	4	10960	N	N	7235 SE 24TH ST
5	362350	0031	04/29/02	529000	1640	0	7	1987	3	19000	Y	Y	3690 W MERCER WY
5	330770	0275	04/26/02	375000	1680	0	7	1952	4	7262	N	N	2257 71ST AV SE
5	531510	0401	01/25/01	449000	1700	900	7	1957	3	12596	N	N	2455 74TH AV SE
5	531510	0807	10/23/02	499000	1730	0	7	1957	4	10258	N	N	2937 74TH AV SE
5	545880	0195	07/29/02	461550	1120	0	8	1959	3	8400	N	N	3448 76TH PL SE
5	545880	0315	03/12/01	405000	1170	400	8	1958	3	7350	N	N	3430 77TH AV SE
5	545880	0500	08/23/01	425000	1220	370	8	1962	4	9760	N	N	3745 77TH AV SE
5	935910	0756	07/09/01	465000	1240	140	8	1963	3	9000	Y	Y	6925 SE 33RD ST
5	545880	0300	08/20/01	359950	1280	0	8	1958	3	7350	N	N	3452 77TH AV SE
5	545880	0170	05/01/02	456000	1280	800	8	1962	4	15484	N	N	3620 76TH AV SE
5	545880	0645	04/08/02	375000	1410	0	8	1958	3	8000	N	N	3704 77TH PL SE
5	545880	0690	05/09/02	415000	1430	0	8	1962	3	7875	N	N	7720 SE 39TH ST
5	130030	2051	08/13/02	635000	1490	530	8	1958	4	8400	N	N	3422 74TH AV SE
5	545880	0665	08/14/01	400000	1530	0	8	1962	4	8400	N	N	3736 77TH PL SE
5	509330	0970	01/20/01	761001	1580	1400	8	1958	3	9000	Y	Y	2836 68TH AV SE
5	545880	0595	08/07/02	485000	1640	800	8	1967	3	12650	N	N	7712 SE 39TH ST
5	509330	0905	10/24/02	525000	1670	940	8	1952	4	6650	Y	Y	2777 70TH PL SE
5	509330	1235	01/03/01	798500	1760	1610	8	1958	4	6000	Y	Y	2837 68TH AV SE
5	545880	0555	06/28/01	381000	1780	0	8	1959	4	7350	N	N	3713 77TH PL SE
5	545880	0325	12/10/01	377500	1890	0	8	1960	4	7350	N	N	3418 77TH AV SE
5	545880	0420	06/05/02	500000	1930	0	8	1958	4	9840	N	N	7616 SE 40TH ST

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	935090	0635	08/27/01	815000	2315	1210	8	1956	5	7600	Y	Y	3515 72ND AV SE
5	217450	2150	03/04/02	550000	2330	0	8	1950	5	9450	N	N	2734 70TH AV SE
5	531510	0690	04/15/02	585000	2400	0	8	1966	4	17112	N	N	2729 73RD AV SE
5	531510	0390	11/07/02	610000	2710	810	8	1954	4	11934	Y	Y	7236 SE 27TH ST
5	509330	0590	04/10/01	725000	1060	1060	9	1969	4	10000	Y	Y	2764 68TH AV SE
5	935910	0761	03/28/02	834200	2030	880	9	1963	4	13800	Y	Y	6915 SE 33RD ST
5	217450	4205	09/18/01	780000	2150	1150	9	1996	3	5400	Y	Y	2455 65TH PL SE
5	130030	2031	05/17/01	630000	2300	850	9	1963	4	11400	N	N	3436 74TH AV SE
5	130030	1140	03/14/02	705000	2420	0	9	2001	3	6200	N	N	3311 72ND PL SE
5	531510	0346	04/16/01	665000	2515	0	9	2000	3	6700	N	N	2410 72ND AV SE
5	362350	0105	05/22/02	650000	1960	980	10	1990	3	13595	N	N	3844 W MERCER WY
5	130030	2288	10/29/02	865000	2060	1400	10	1996	3	16720	N	N	3210 74TH PL SE
5	531510	0277	02/12/02	950000	3310	0	10	2001	3	7924	N	N	2278 72ND AV SE
5	330770	0360	05/30/01	1250000	2400	1040	11	2000	3	6900	Y	Y	2215 72ND AV SE
5	217450	1305	03/02/01	1395000	2801	611	11	2000	3	6000	Y	Y	3012 70TH AV SE
5	409950	1335	11/27/01	1500000	3510	880	11	2001	3	11200	N	N	2423 71ST AV SE
5	531510	0717	08/30/01	1375000	4420	0	11	2001	3	10960	N	N	7225 SE 29TH ST
6	217450	0675	10/01/01	395700	1090	0	7	1981	5	12615	N	N	3070 65TH PL SE
6	148330	0255	09/20/02	370000	1210	420	7	1949	3	6000	N	N	2439 61ST AV SE
6	157410	0355	11/20/02	376500	1230	920	7	1968	3	6240	N	N	8024 SE MITCHELL ST
6	157410	0145	02/27/01	445000	1260	780	7	1973	4	8846	N	N	8030 SE 60TH ST
6	409950	0525	10/10/02	300000	1300	0	7	1968	4	6000	N	N	2424 63RD AV SE
6	217450	0305	06/06/02	458000	1320	1320	7	1958	4	9000	N	N	3045 61ST AV SE
6	217450	0305	06/10/02	540000	1320	1320	7	1958	4	9000	N	N	3045 61ST AV SE
6	217450	3630	07/09/01	372000	1460	0	7	1954	4	6171	N	N	6311 SE 27TH ST
6	148330	0525	09/26/02	495000	1500	0	7	1958	5	8500	N	N	2440 63RD AV SE
6	544230	0046	10/29/01	440000	1510	660	7	1963	3	11590	Y	Y	6300 SE 24TH ST
6	217450	0255	04/23/02	457500	1880	0	7	1954	4	9500	N	N	3011 61ST AV SE
6	217450	3545	11/07/02	515000	1160	0	8	1940	5	9000	N	N	6216 SE 28TH ST
6	770010	0161	03/19/01	847000	1560	0	8	1967	4	23235	Y	Y	8039 SE 45TH ST
6	217450	0700	03/20/02	484000	1620	0	8	1986	5	4596	N	N	3054 65TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	217450	0320	05/17/02	489000	2130	0	8	1990	3	6000	N	N	3049 61ST AV SE
6	536800	0130	08/14/02	938000	1730	1470	9	1972	4	16152	Y	Y	7525 SE 71ST ST
6	548680	0070	10/01/02	575000	1910	460	9	1965	3	15235	Y	Y	8105 SE 44TH ST
6	257730	0010	11/19/01	785000	1930	1170	9	1961	4	16650	Y	Y	8151 SE 48TH ST
6	936200	0080	08/23/02	820000	1950	930	9	1973	4	20925	Y	Y	7449 W MERCER WY
6	113700	0020	07/23/02	950000	2010	1680	9	1972	3	15398	Y	Y	2 BROOK BAY RD
6	545130	0015	05/22/02	875000	2030	1330	9	1985	3	15097	Y	Y	7685 W MERCER WY
6	936570	0164	03/21/02	545000	2190	650	9	1977	3	24640	N	N	4215 W MERCER WY
6	157410	0510	11/13/01	764000	2310	1560	9	2001	3	9898	N	N	8024 SE 57TH ST
6	217450	0540	09/19/01	610000	2340	0	9	1998	3	6300	N	N	3043 65TH PL SE
6	362350	0206	08/05/02	654000	2370	620	9	1954	3	11050	N	N	4148 BOULEVARD PL
6	814330	0060	06/25/02	1312110	2380	1040	9	1999	3	16000	Y	Y	5413 W MERCER WY
6	257490	0016	03/06/01	735000	2580	480	9	1979	5	23919	N	N	4915 84TH AV SE
6	252404	9105	04/18/02	830000	2760	1110	9	1976	5	16427	N	N	7260 HOLLY HILL DR
6	141030	0080	05/21/01	629500	2970	0	9	1974	3	14934	N	N	5251 W MERCER WY
6	192405	9306	07/18/01	725000	3060	330	9	1976	3	18300	N	N	4841 W MERCER WY
6	409950	0455	06/17/02	784000	3166	0	9	1992	3	9000	N	N	2417 63RD AV SE
6	217450	0120	04/27/01	850000	2150	860	10	1955	4	9188	Y	Y	6004 SE 32ND ST
6	536800	0170	09/11/02	980000	2210	1510	10	1970	4	24278	Y	Y	7435 SE 71ST ST
6	738900	0060	07/31/01	1390000	2260	1310	10	1971	5	11200	Y	Y	20 HOLLY LN
6	536800	0110	08/29/02	1325000	2330	1840	10	2001	3	17984	Y	Y	7545 SE 71ST ST
6	362350	0457	02/09/01	883500	2610	1060	10	1966	4	15000	Y	Y	4151 BOULEVARD PL
6	252404	9118	09/20/01	1900000	2860	1900	10	1957	4	42547	Y	Y	4 MEADOW LN
6	409950	0022	09/20/01	1050000	3470	0	10	1999	3	9826	Y	Y	2413 60TH AV SE
6	409480	0220	12/10/01	712000	3500	0	10	1969	3	15073	N	N	6105 79TH AV SE
6	778600	0020	01/30/02	1337500	3600	1220	10	1998	3	15000	Y	Y	7627 W MERCER WY
6	409480	0120	03/20/02	860000	3880	0	10	1972	3	13000	N	N	7855 SE 62ND ST
6	409480	0300	05/30/01	1145000	1960	1810	11	1964	5	14523	Y	Y	6035 78TH AV SE
6	409480	0280	07/18/01	1189000	2400	1840	11	1964	4	18943	Y	Y	6051 78TH AV SE
6	404510	0075	06/05/01	1600000	3090	1800	11	1999	3	15188	Y	Y	4803 W MERCER WY
6	933270	0010	10/30/02	1130000	3230	1050	11	1994	3	11693	N	N	8396 SE 50TH PL

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	252404	9298	09/10/02	1570000	3280	1040	11	1996	3	17087	Y	Y	6853 W MERCER WY
6	933270	0020	05/24/02	1325000	3290	920	11	1996	3	12428	N	N	8392 SE 50TH PL
6	362350	0405	07/12/02	2384300	4080	0	11	1990	3	12685	Y	Y	4069 W MERCER WY
6	933270	0030	10/31/02	1325000	4090	0	11	1997	3	13140	N	N	8388 SE 50TH PL
6	770010	0120	05/15/02	2350000	5300	680	11	1998	3	26483	Y	Y	4545 W MERCER WY
6	217450	2945	09/24/01	2500000	2770	2130	12	1978	4	13543	Y	Y	2727 60TH AV SE
6	936570	0201	02/19/02	3299999	4400	1120	12	1992	3	13284	Y	Y	4203 HOLLY LN
6	217450	2905	07/16/02	3600000	4410	0	12	2000	3	19800	Y	Y	2749 60TH AV SE
7	435130	0736	02/20/01	342500	1140	440	7	1959	3	10721	N	N	5050 88TH AV SE
7	936570	0043	04/22/02	305000	1420	0	7	1958	3	8364	N	N	4040 83RD AV SE
7	545280	0690	02/20/01	505500	1430	510	8	1975	3	14023	N	N	6536 80TH AV SE
7	545280	0560	06/12/02	485000	1440	930	8	1978	4	15300	N	N	6520 81ST AV SE
7	362650	0086	07/24/02	690000	1480	1480	8	1955	4	33855	N	N	4131 83RD AV SE
7	545120	0790	05/22/02	527500	1510	670	8	1969	4	11400	N	N	7446 85TH PL SE
7	545110	0500	12/03/01	520000	1620	690	8	1967	4	9900	N	N	7230 87TH AV SE
7	362350	0197	08/03/01	425830	1680	0	8	1966	4	10000	N	N	4105 80TH AV SE
7	545110	0130	10/01/01	538000	1680	1110	8	1967	4	9870	N	N	8470 SE 72ND PL
7	545120	0630	07/18/02	485527	1700	750	8	1969	4	11400	N	N	8594 SE 73RD ST
7	545120	0140	11/20/01	490000	1720	590	8	1968	4	10920	N	N	7687 85TH PL SE
7	545120	0780	08/06/02	560000	1750	710	8	1969	5	11400	N	N	7474 85TH PL SE
7	545121	0240	06/29/01	609000	1760	1030	8	1973	4	12420	N	N	7430 87TH PL SE
7	865160	0150	12/04/01	470000	1790	0	8	1970	4	8034	N	N	8531 SE 61ST ST
7	545280	0585	04/11/02	450000	1820	0	8	1973	4	13927	N	N	8010 SE 65TH ST
7	362650	0035	08/08/02	450000	1830	0	8	1957	4	14085	N	N	4114 83RD AV SE
7	873230	0040	03/09/01	460000	1840	0	8	1961	4	9265	N	N	8209 SE 71ST ST
7	545280	0295	03/18/02	595000	1870	790	8	1962	3	11000	Y	Y	7010 82ND AV SE
7	873230	0070	04/26/01	635000	1890	0	8	1963	5	9720	N	N	6880 83RD AV SE
7	545110	0390	06/19/02	500000	1900	0	8	1967	4	13200	N	N	8571 SE 72ND ST
7	545122	0120	06/20/01	509500	2010	0	8	1973	4	10800	N	N	8633 SE 78TH ST
7	545110	0150	08/19/02	549000	2170	1250	8	1967	3	8280	N	N	8450 SE 72ND PL
7	418840	0010	06/15/01	550000	2260	1110	8	1974	3	12325	N	N	8420 SE 53RD PL

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	545110	0460	08/21/02	479990	2340	0	8	1967	4	10706	N	N	7151 87TH AV SE
7	873230	0060	03/19/01	565000	2350	0	8	1961	4	9545	N	N	8223 SE 71ST ST
7	545120	0540	03/05/02	478000	2380	0	8	1975	3	12135	N	N	7440 85TH AV SE
7	545120	0010	08/13/01	510000	2390	0	8	1975	3	12600	N	N	7325 85TH PL SE
7	545280	0590	08/07/01	489000	2430	0	8	1973	3	13891	N	N	8000 SE 65TH ST
7	545280	0835	05/02/02	478000	2450	0	8	1973	4	14881	N	N	8021 SE 65TH ST
7	545280	0650	03/19/02	519500	2670	0	8	1973	3	13600	N	N	6541 80TH AV SE
7	545110	0290	06/28/02	567000	2810	0	8	1968	4	7500	N	N	8510 SE 72ND ST
7	545120	0830	05/31/02	520000	3170	0	8	1972	4	12240	N	N	7330 85TH PL SE
7	545110	0190	06/18/02	585000	3660	0	8	1968	3	13531	N	N	8410 SE 72ND PL
7	545280	0730	05/14/01	487500	1220	1220	9	1975	3	13475	N	N	6750 80TH AV SE
7	545120	0390	10/01/01	483000	1540	580	9	1968	4	12000	N	N	8580 SE 76TH PL
7	865160	0140	07/25/02	549900	1590	850	9	1972	4	9592	N	N	6110 86TH AV SE
7	873230	0430	05/03/01	475000	1610	450	9	1975	3	10530	N	N	7031 81ST AV SE
7	141030	0105	10/22/02	610000	1710	500	9	1960	4	21658	N	N	5252 W MERCER WY
7	664872	0090	08/01/02	560000	1710	790	9	1977	3	10920	N	N	8611 SE 60TH ST
7	545360	0150	04/04/01	749500	1740	1740	9	1963	5	12395	N	N	7444 MERCER TERRACE DR
7	246900	0150	09/26/02	465000	1770	0	9	1961	4	9828	N	N	6228 84TH AV SE
7	246900	0020	08/21/02	539000	1810	0	9	1962	5	12150	N	N	8413 SE 63RD ST
7	545360	0330	05/21/01	600000	1830	500	9	1964	4	12436	N	N	7449 MERCER TERRACE DR
7	252404	9217	08/22/01	759500	1840	1700	9	1964	4	15001	Y	Y	7002 78TH AV SE
7	056550	0050	08/28/01	655000	1900	1500	9	1969	5	19055	Y	Y	6720 W MERCER WY
7	545420	0140	02/13/01	499000	1930	0	9	1961	4	10034	N	N	6221 84TH AV SE
7	545420	0110	12/28/01	540000	1980	550	9	1961	4	9840	N	N	6245 84TH AV SE
7	545420	0130	06/25/01	490000	2000	0	9	1961	4	10365	N	N	6229 84TH AV SE
7	545122	0210	01/30/01	684000	2010	480	9	1973	4	10200	N	N	8512 SE 78TH ST
7	545420	0320	04/18/02	1000000	2030	1750	9	1963	5	21442	Y	Y	6201 82ND AV SE
7	545370	0040	08/16/02	539000	2100	0	9	1966	4	10297	N	N	7818 SE 75TH PL
7	545420	0310	01/09/02	685000	2100	1140	9	1963	3	13627	Y	Y	8200 SE 62ND ST

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	331750	0070	03/22/02	670000	2110	1070	9	1963	4	8393	Y	Y	4739 86TH AV SE
7	865160	0230	05/28/02	610000	2160	450	9	1967	4	9600	N	N	6104 84TH AV SE
7	545360	0270	08/29/01	681000	2170	1660	9	1965	4	15088	N	N	7405 MERCER TERRACE DR
7	545122	0180	11/12/02	499000	2210	0	9	1973	3	9605	N	N	8520 SE 78TH ST
7	666920	0050	06/22/01	635000	2210	0	9	1968	5	7200	N	N	8240 SE 65TH ST
7	915970	0006	04/11/01	725000	2250	1130	9	1972	4	14962	Y	Y	7060 SE 72ND ST
7	545280	0290	05/14/02	773500	2260	0	9	1963	5	11000	Y	Y	7018 82ND AV SE
7	246900	0160	11/07/02	616000	2270	0	9	1963	5	9450	N	N	6220 84TH AV SE
7	545430	0110	07/25/02	549000	2290	0	9	1965	4	12320	N	N	8631 SE 63RD ST
7	545430	0110	11/18/02	549000	2290	0	9	1965	4	12320	N	N	8631 SE 63RD ST
7	192405	9341	10/11/02	593000	2350	0	9	1996	3	9602	N	N	5232 88TH AV SE
7	545420	0180	11/27/01	495000	2370	0	9	1966	3	10969	N	N	6222 83RD PL SE
7	252404	9235	09/26/02	605000	2370	0	9	1965	4	16789	N	N	7340 W MERCER WY
7	192405	9268	12/10/01	494150	2430	0	9	1966	4	14448	N	N	6223 ISLAND CREST WY
7	252404	9150	05/08/02	1100000	2460	800	9	1962	4	37548	N	N	7620 79TH AV SE
7	666920	0070	05/07/02	540000	2470	0	9	1968	4	10290	N	N	6510 83RD PL SE
7	666920	0220	07/03/02	645000	2550	0	9	1983	3	12399	Y	Y	6511 83RD PL SE
7	666920	0340	07/31/01	655000	2560	0	9	1968	4	9435	Y	Y	8220 SE 67TH ST
7	666920	0340	06/12/02	665000	2560	0	9	1968	4	9435	Y	Y	8220 SE 67TH ST
7	252404	9167	03/21/02	1200000	2560	880	9	1960	4	41915	N	N	7603 SE 76TH ST
7	545400	0100	02/26/02	805000	2570	1510	9	2001	3	12014	Y	Y	7211 78TH AV SE
7	666920	0080	09/12/02	552500	2680	0	9	1967	4	10500	N	N	6520 83RD PL SE
7	418840	0220	06/01/01	673000	2690	0	9	1974	4	10350	Y	Y	5353 LANSDOWNE LN
7	759810	0687	03/07/01	585000	2690	0	9	1986	3	10500	N	N	8415 SE 45TH ST
7	927080	0060	08/30/02	686000	2720	0	9	1976	4	9488	N	N	7825 SE 73RD PL
7	545370	0170	04/23/02	670500	2810	0	9	1968	4	9625	N	N	7938 SE 76TH ST
7	362920	0060	05/01/02	653000	2810	0	9	1981	3	6216	N	N	7825 85TH PL SE
7	927080	0010	09/19/01	745000	2830	0	9	1975	4	9858	N	N	7326 78TH AV SE
7	101300	0070	05/24/01	615000	2880	0	9	1975	4	10260	N	N	4238 W MERCER WY
7	192280	0060	07/10/01	650000	2890	0	9	1971	4	10135	N	N	8330 SE 61ST ST

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	936570	0383	12/19/01	835000	2900	1470	9	1995	3	20160	N	N	4335 ISLAND CREST WY
7	936570	0383	11/01/02	880000	2900	1470	9	1995	3	20160	N	N	4335 ISLAND CREST WY
7	545420	0020	09/20/02	605000	2960	0	9	1967	4	10081	Y	Y	6214 82ND AV SE
7	865160	0030	07/27/01	739000	2990	0	9	1968	5	9317	N	N	8424 SE 61ST ST
7	362920	0010	08/30/01	738500	3060	0	9	1986	4	9856	N	N	8405 SE 78TH ST
7	545370	0160	05/08/02	694500	3080	0	9	1969	4	10291	N	N	7928 SE 76TH ST
7	545280	0555	03/01/01	630100	3330	0	9	1990	3	15300	N	N	6530 81ST AV SE
7	188900	0080	05/24/01	900000	1870	1020	10	1964	5	11200	Y	Y	8416 SE 47TH ST
7	362290	0030	01/05/01	750000	1960	1560	10	1969	5	12576	N	N	5899 84TH AV SE
7	192405	9053	04/16/02	735000	1970	1120	10	1978	3	29900	N	N	5020 W MERCER WY
7	554200	0020	06/06/01	800000	2180	950	10	1977	4	15281	Y	Y	7735 WESTWOOD LN
7	545401	0110	07/18/02	719000	2350	0	10	2001	3	7026	N	N	8467 SE 69TH PL
7	545401	0130	08/07/02	695000	2360	0	10	2001	3	6513	N	N	8479 SE 69TH PL
7	545401	0040	05/20/02	739000	2390	0	10	2001	3	7042	N	N	8425 SE 69TH PL
7	545401	0090	08/26/02	715000	2400	0	10	2001	3	6559	N	N	8455 SE 69TH PL
7	545401	0150	04/08/02	699000	2400	0	10	2001	3	5253	N	N	8470 SE 69TH PL
7	545401	0030	11/07/01	759000	2410	0	10	2001	3	8379	N	N	8413 SE 69TH PL
7	545401	0050	10/16/01	750000	2410	0	10	2001	3	6881	N	N	8425 SE 69TH PL
7	545401	0100	08/02/01	758685	2410	0	10	2001	3	6925	N	N	8461 SE 69TH PL
7	545401	0120	02/15/02	750000	2410	0	10	2001	3	6458	N	N	8473 SE 69TH PL
7	759810	0685	05/22/02	767500	2410	820	10	1990	3	12750	N	N	8425 SE 45TH ST
7	362570	0140	08/20/01	900000	2560	1740	10	1968	4	14878	N	N	8435 SE 83RD ST
7	362291	0080	10/15/02	925000	2560	920	10	1972	5	12150	N	N	8316 SE 57TH ST
7	362290	0050	02/08/02	675000	2730	990	10	1972	4	15170	N	N	8260 SE 59TH ST
7	546370	0020	06/20/02	825000	3320	640	10	2000	3	10465	N	N	8703 SE 50TH ST
7	936570	0083	10/30/01	1100000	3980	1040	10	2001	3	10325	N	N	8315 SE 41ST ST
7	545280	0115	11/13/01	1050000	2470	1410	11	2000	3	9605	Y	Y	6820 83RD AV SE
7	414100	0150	11/02/01	915000	2560	0	11	1986	3	12786	N	N	8108 SE 76TH ST
7	414101	0370	01/26/01	915000	2560	650	11	1987	3	12718	N	N	8106 SE 79TH ST
7	414100	0430	10/05/02	820000	2640	0	11	1986	3	9640	N	N	7380 81ST PL SE
7	414101	0180	05/20/02	760000	2690	0	11	1987	3	11041	N	N	7760 81ST PL SE

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	414101	0090	01/11/01	960000	2920	0	11	1988	3	17668	Y	Y	8101 SE 79TH ST
7	414101	0240	08/04/02	847500	3150	0	11	1988	3	10260	N	N	7640 81ST PL SE
7	414100	0490	07/30/01	890000	3170	0	11	1986	4	13118	N	N	8116 SE 73RD ST
7	414101	0260	07/01/02	915000	3170	0	11	1988	3	11297	N	N	8117 SE 76TH ST
7	414100	0060	09/21/02	870000	3180	0	11	1986	3	10319	N	N	7375 80TH PL SE
7	306612	0060	04/19/01	1075000	3270	1450	11	1990	3	10223	N	N	4010 78TH WY SE
7	414100	0230	06/14/02	865000	3360	0	11	1986	3	14326	N	N	7330 80TH PL SE
7	936570	0264	08/27/02	888000	3410	620	11	2000	3	11695	N	N	8389 CRESTBROOK LN
7	915970	0055	07/23/01	1402603	3430	500	11	2001	3	11802	N	N	8002 SE 72ND ST
7	414100	0170	12/17/01	968500	3490	0	11	1986	3	10146	N	N	7510 80TH PL SE
7	414100	0320	08/15/02	840000	3560	0	11	1986	3	10203	N	N	7485 81ST PL SE
7	414101	0380	11/26/01	1060000	3770	0	11	1987	3	13498	N	N	7880 80TH PL SE
7	936570	0270	02/28/02	1175000	3950	0	11	2001	3	16641	N	N	8388 SE 143RD ST
7	252404	9240	07/09/02	2050000	3970	1390	11	2000	3	28689	N	N	7605 78TH AV SE
7	414101	0250	08/07/01	1100000	3980	0	11	1986	3	14244	N	N	8113 SE 76TH ST
7	414167	0240	07/16/01	1279000	4160	830	11	1996	3	14896	Y	Y	8142 W MERCER WY
7	362650	0103	12/17/01	1475000	4210	1150	11	2001	3	15553	N	N	4228 W MERCER WY
7	414167	0220	06/04/02	1099000	4420	0	11	1986	3	14087	N	N	8284 SE 82ND PL
7	414167	0140	07/10/02	1360000	3730	720	12	1986	3	15632	Y	Y	8289 SE 82ND ST
7	414167	0130	06/14/01	1405000	4490	200	12	1988	3	12988	Y	Y	8285 SE 82ND ST

Improved Sales Removed from this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	064710	0160	10/16/01	140000	ESTATE EXECUTOR; QCD;DOR RATIO
1	064710	0192	04/28/02	1000	\$1,000 SALE;DOR RATIO
1	064710	0210	11/26/01	391000	PREV IMP<=10K
1	082405	9027	11/25/02	16000	DOR RATIO
1	082405	9027	11/19/01	2500	EASEMENT OR RIGHT-OF-WAY DOR RATIO
1	082405	9108	11/19/01	3000	EASEMENT OR RIGHT-OF-WAY DOR RATIO
1	122404	9066	03/12/01	420000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	243970	0050	06/18/01	2375000	OBSOLESCENCE
1	243970	0123	02/26/02	525000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
1	531510	0130	05/17/02	525000	PREV IMP<=10K
1	531510	1826	10/23/01	318000	PREV IMP<=10K
1	531510	1942	05/15/02	300000	PREV IMP<=10K
1	544230	0665	05/06/02	1200000	QUESTIONABLE SALE; %NET COND
1	545230	1840	03/29/01	579000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	735570	0141	02/22/02	1225000	DIAGNOSTIC OUTLIER
2	122404	9033	05/31/02	515000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
2	122404	9044	06/19/01	463000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	189750	0005	12/19/01	405000	QUIT CLAIM DEED
2	206355	0030	06/25/01	420000	DOR RATIO
2	206355	0080	06/06/01	415000	DOR RATIO
2	216241	0090	04/26/01	360000	DIVORCE
2	265550	0243	03/27/01	350000	DOR RATIO
2	445790	0010	12/28/01	335000	QUIT CLAIM DEED
2	445840	0060	02/04/02	429000	TRUST SALE
2	502190	0155	10/09/01	325000	PREV IMP<=10K
2	502190	0240	08/31/01	169000	RELATED PARTY/ FRIEND/NEIGHBOR; DOR RATIO
2	502190	0635	01/16/02	90000	PREV IMP<=10K DOR RATIO
2	502190	0671	09/09/02	350000	RELATED PARTY, FRIEND OR NEIGHBOR
2	502190	0945	02/04/02	300000	PREV IMP<=10K
2	545600	0180	03/06/01	151487	STATEMENT TO DOR; DOR RATIO
2	545950	0105	08/03/01	365000	RELOCATION - SALE BY SERVICE
3	003100	0115	05/22/01	385000	NO MARKET EXPOSURE
3	003110	0020	03/13/01	465000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	003120	0055	06/19/02	450000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
3	019110	0270	12/11/01	539925	RELATED PARTY, FRIEND, OR NEIGHBOR
3	019110	0275	08/21/02	850000	RELOCATION - SALE TO SERVICE;
3	019110	0374	02/24/01	625000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	019110	0455	02/27/01	378000	RELOCATION - SALE BY SERVICE
3	019110	1210	06/08/01	224950	%COMP; DOR RATIO; TEARDOWN
3	019110	1210	09/17/02	841000	%COMPL; ACTIVE PERMIT BEFORE SALE>25K
3	192300	0120	02/07/02	550000	RELOCATION - SALE BY SERVICE
3	216200	0290	10/16/02	817500	RELOCATION - SALE TO SERVICE;
3	228700	0100	10/03/02	385000	BANKRUPTCY, RECEIVER OR TRUSTEE
3	228700	0290	10/11/01	400000	NO MARKET EXPOSURE
3	258190	0195	10/31/02	860000	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis

Area 34

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	258190	0211	10/31/02	1050000	DIAGNOSTIC OUTLIER
3	258190	0284	11/26/02	372636	QUIT CLAIM DEED
3	302405	9036	04/30/01	2000	EASEMENT OR RIGHT-OF-WAY DOR RATIO
3	315860	0060	06/10/02	183752	QCD; RELATED PARTY/ FRIEND/NBR; DOR RATIO
3	362780	0290	04/26/02	880000	RELOCATION - SALE TO SERVICE;
3	445730	0269	08/31/01	21700	NO MARKET EXPOSURE;DOR RATIO
3	445730	0275	06/04/01	549000	NO MARKET EXPOSURE
3	445730	0530	08/16/01	425000	1031 TRADE
3	545030	0066	12/28/01	289000	BUILDER OR DEVELOPER SALES; %COMP
3	545050	0020	03/12/01	880000	NO MARKET EXPOSURE
3	545050	0130	02/26/02	635000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
3	667290	0300	09/25/01	595000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	806230	0070	03/26/01	618000	RELOCATION - SALE TO SERVICE;
3	856590	0040	01/11/02	575000	OBSOLESCENCE
3	856640	0050	08/14/02	916600	RELOCATION - SALE TO SERVICE;
3	865120	0030	12/18/01	664000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	865120	0030	07/30/01	664000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	865120	0030	07/30/01	664000	RELOCATION - SALE TO SERVICE;
3	984550	0030	08/23/02	290000	DOR RATIO
3	984550	0030	02/16/01	599999	NON-REP SALE; DOR RATIO
4	004610	0504	10/02/02	1065000	DIAGNOSTIC OUTLIER
4	004610	0511	06/18/02	804000	RELOCATION - SALE BY SERVICE
4	004610	0511	05/20/02	1025000	RELOCATION - SALE TO SERVICE
4	082405	9240	10/26/01	1200000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	143870	0070	08/31/01	1625000	RELOCATION - SALE TO SERVICE;
4	192405	9133	05/09/01	771950	NON-REPRESENTATIVE SALE
4	192405	9151	09/26/01	2000	EASEMENT OR RIGHT-OF-WAY DOR RATIO
4	192405	9293	01/28/02	490000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	192405	9304	06/18/02	1175000	RELOCATION - SALE TO SERVICE;
4	257950	0085	02/27/02	1590000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
4	257950	0130	11/29/01	715000	ESTATE/EXECUTOR; RELATED PARTY/ FRIEND/NBR
4	312405	9015	06/26/01	1075000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	312405	9020	05/11/01	1600000	NON-REPRESENTATIVE SALE
4	413190	0025	08/22/01	790000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	413190	0040	07/29/02	2600000	UNFIN AREA
4	413190	0065	09/24/01	1495000	CONTRACT OR CASH SALE; NON-REP SALE
4	426000	0020	06/17/02	799000	RELOCATION - SALE TO SERVICE;
4	755870	0035	08/02/02	5346	DOR RATIO
5	130030	0720	10/03/02	550000	DIAGNOSTIC OUTLIER
5	130030	0766	09/25/02	18250	DOR RATIO
5	130030	0766	06/14/01	525000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
5	130030	1860	04/18/01	745000	%COMPL
5	214126	0030	06/10/02	750000	DIAGNOSTIC OUTLIER
5	217450	0800	08/03/01	83783	RELATED PARTY/ FRIEND/NBR;DOR RATIO
5	217450	0800	08/07/01	83783	RELATED PARTY/ FRIEND/NBR;DOR RATIO

Improved Sales Removed from this Annual Update Analysis

Area 34

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	217450	1615	08/27/02	495000	DIAGNOSTIC OUTLIER
5	217450	2310	01/23/02	500000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
5	217450	3995	03/26/02	306500	PREV IMP<=10K
5	217450	4180	08/29/01	394500	PREV IMP<=10K
5	217510	0285	01/28/02	485000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	362350	0028	09/06/01	1850000	NON-REPRESENTATIVE SALE
5	362350	0032	10/08/01	650000	FORCED SALE
5	509330	0420	10/31/02	538000	DIAGNOSTIC OUTLIER
5	509330	0810	04/04/01	880000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	531510	0251	09/26/01	585000	PREV IMP<=10K ACTIVE PERMIT BEFORE SALE>25K
5	531510	0390	11/07/02	610000	RELOCATION - SALE TO SERVICE;
5	531510	0432	07/08/02	365000	ACTIVE PERMIT BEFORE SALE>25K
5	531510	0656	09/11/01	299600	PREV IMP<=10K
5	531510	0867	08/21/01	158667	PARTIAL INTEREST; DOR RATIO
5	545880	0430	12/06/01	335000	TEAR DOWN; RELATED PARTY/FRIEND/NEIGHBOR
5	545880	0655	07/26/02	315000	DIAGNOSTIC OUTLIER
5	545880	0690	11/09/01	262500	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	935090	0075	10/15/01	159339	QUIT CLAIM DEED; PARTIAL INTEREST; DOR RATIO
6	132404	9025	08/01/01	2425000	DIAGNOSTIC OUTLIER
6	217450	0150	08/08/01	625000	NON-REPRESENTATIVE SALE
6	217450	0430	08/19/02	10000	DOR RATIO
6	217450	0510	02/11/02	330000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	217450	3600	04/19/02	312000	PREV IMP<=10K
6	217450	3610	05/20/02	390000	TEAR DOWN
6	257490	0170	04/02/01	1982500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	257490	0180	01/08/01	2200000	CORP AFFILIATES; RELATED PARTY/FRIEND/ NBR
6	257730	0031	02/11/02	557500	OBSOLESCENCE
6	260270	0007	03/25/02	1077000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
6	260270	0030	06/28/02	3075000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
6	335850	0005	08/06/02	1265000	OBSOLESCENCE
6	362350	0390	06/13/01	1600000	OBSOLESCENCE
6	370890	0020	03/21/01	2500000	IMP COUNT;RELATED PARTY/FRIEND/NEIGHBOR
6	770010	0144	01/13/01	50000	RELATED PARTY/ FRIEND/NEIGHBOR; DOR RATIO
6	778600	0030	06/26/02	1493000	IMP CHARACTERISTICS CHANGED
7	019110	0540	02/13/01	375000	NON-REPRESENTATIVE SALE
7	056550	0120	03/21/02	690000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
7	188900	0050	05/06/02	462500	IMP. CHARS CHANGED SINCE SALE; %COMP
7	192405	9167	10/15/01	359250	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	192405	9259	04/18/02	462000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	192405	9275	08/15/01	1000000	NON-REPRESENTATIVE SALE
7	252404	9319	02/21/01	1650000	FULL SALES PRICE NOT REPORTED
7	283710	0020	08/07/02	358000	PREV IMP<=10K
7	331750	0140	11/29/01	499000	NON-REPRESENTATIVE SALE
7	335850	0964	09/23/02	650000	NO MARKET EXPOSURE
7	335850	0968	12/12/01	645000	NON-REPRESENTATIVE SALE

Improved Sales Removed from this Annual Update Analysis

Area 34

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	335850	0970	03/28/02	850000	DIAGNOSTIC OUTLIER
7	362570	0140	07/20/01	900000	RELOCATION - SALE TO SERVICE
7	362570	0170	02/07/01	859000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	362710	0005	04/02/02	665000	DIAGNOSTIC OUTLIER
7	414101	0240	06/04/02	857000	RELOCATION - SALE TO SERVICE;
7	414101	0270	07/18/02	727800	DIAGNOSTIC OUTLIER
7	545110	0240	08/28/01	518500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	545120	0730	04/19/01	470000	NON-REPRESENTATIVE SALE
7	545120	0820	07/10/01	475100	NON-REPRESENTATIVE SALE
7	545400	0100	02/09/01	490000	ESTATE ADMIN; IMP.CHARS CHANGED SINCE SALE
7	545401	0060	02/09/01	225000	%COMPL DOR RATIO
7	545430	0030	09/11/01	485000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
7	545430	0070	02/27/02	425000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
7	546360	0070	03/29/02	610000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
7	666920	0540	05/07/01	915000	TEAR DOWN;
7	759810	0541	04/01/02	530000	RELOCATION - SALE BY SERVICE
7	759810	0541	03/19/02	530000	RELOCATION - SALE TO SERVICE
7	759810	0687	03/07/01	585000	RELOCATION - SALE TO SERVICE
7	873220	0040	08/13/01	400000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
7	873230	0240	02/28/01	440000	NON-REPRESENTATIVE SALE
7	915970	0065	05/02/02	370000	DIAGNOSTIC OUTLIER
7	932010	0020	05/09/02	850000	RELOCATION - SALE BY SERVICE
7	932010	0020	05/08/02	850000	RELOCATION - SALE TO SERVICE

Vacant Sales Used in this Annual Update Analysis
Area 34

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	072405	9086	05/14/01	270000	14240	N	N
1	082405	9284	06/18/01	250000	15129	N	N
1	243970	0005	04/30/02	1400000	31246	Y	Y
1	243970	0011	07/31/02	1400000	30422	Y	Y
1	810610	0161	10/22/02	790000	21454	Y	N
2	206355	0050	09/18/02	318000	9719	Y	N
2	265550	0242	02/16/01	350000	13592	N	N
3	192405	9091	10/12/01	305000	18295	N	N
3	192405	9092	03/22/02	430000	29913	Y	N
3	865120	0250	03/14/01	374900	18860	Y	N
3	865120	0250	12/05/01	315000	18860	Y	N
5	330770	0295	03/12/02	400000	9226	N	N
5	935090	0095	04/10/02	259000	9200	Y	N
7	335850	1002	08/09/01	565000	15927	N	N
7	759810	0365	10/15/01	80000	36000	N	N

**Vacant Sales Removed from this Annual Update Analysis
Area 34**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	012404	9020	01/18/02	2850000	PARTIAL INTEREST (1/3, 1/2, Etc.);
4	192200	0220	04/26/01	75000	NO MARKET EXPOSURE; EASEMENT/RIGHT-OF-WAY;
6	148330	0085	09/17/02	320000	PARTIAL INTEREST (1/3)

